121.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,083,800 / 1,083,800
					USE VALUE:	1,083,800 / 1,083,800
					ASSESSED:	1,083,800 / 1,083,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-A	ADDISON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUDRIUS CHARLENE A
Owner 2:	
Owner 3:	
Street 1:	9 ADDISON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,777 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1920, having primarily Clapboard Exterior and 2601 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7777.000	495,800		588,000	1,083,800
Total Card	0.179	495,800		588,000	1,083,800
Total Parcel	0.179	495,800		588,000	1,083,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.74 | /Parcel: 416.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 78034

GIS Ref

GIS Ref

Insp Date 05/11/18

!9365!

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	495,800	0	7,777.	588,000	1,083,800	1,083,800	Year End Roll	12/18/2019
2019	104	FV	406,300	0	7,777.	620,600	1,026,900	1,026,900	Year End Roll	1/3/2019
2018	104	FV	406,300	0	7,777.	457,300	863,600	863,600	Year End Roll	12/20/2017
2017	104	FV	382,500	0	7,777.	437,700	820,200	820,200	Year End Roll	1/3/2017
2016	104	FV	382,500	0	7,777.	405,100	787,600	787,600	Year End	1/4/2016
2015	104	FV	322,800	0	7,777.	339,700	662,500	662,500	Year End Roll	12/11/2014
2014	104	FV	322,800	0	7,777.	331,900	654,700	654,700	Year End Roll	12/16/2013
2013	104	FV	334,700	0	7,777.	316,200	650,900	650,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9365

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13827-3		10/1/1979		64,000	No	No		Y

PRINT

Date	Time
12/10/20	23:51:22

LAST REV

Date	Time
05/17/18	12:30:49

ekelly

USER DEFINED

Prior Id # 1:	78034
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2004	202	Renovate	6,350					replace damaged sh
6/4/2003	419	Re-Roof	12,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
3/11/2009	Inspected	163	PATRIOT
2/6/2009	Measured	336	PATRIOT
2/17/2005	Permit Visit	BR	B Rossignol
4/7/2000	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
10/26/1999	Measured	266	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7777		Sq. Ft.	Site		0	90.	0.84	10									587,976						588,000	

Total AC/HA: 0.17854 | Total SF/SM: 7777 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 587,976 | Spl Credit | Total: 588,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.01664567
Const Adj.:	0.99989998
Adj $ / SQ:	162.647
Other Features:	119000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718550
Depreciation:	222750
Depreciated Total:	495799

COMMENTS

HOUSE UNDER CONSTR. MAJOR OF RIGHT SIDE HOUSE. PAINTING & REPLACING SOME CLAPBOARD. BUILDING OFP?.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	3	1	
Totals			
2	9	4	

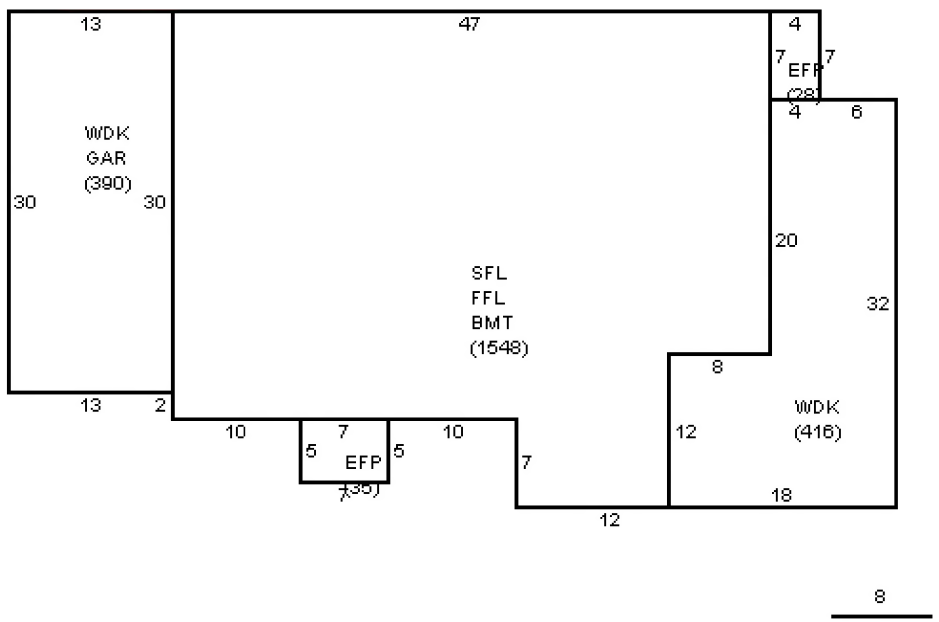
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	196.80
Special Features:	0	Val/Su Net:	115.90
Final Total:	495800	Val/Su SzAd	173.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,548	162.650	251,778
SFL	Second Floor	1,316	149.640	196,890
WDK	Deck	806	7.240	5,835
GAR	Garage	390	21.410	8,349
BMT	Basement	155	48.790	7,553
EFP	Enclos Porch	63	70.430	4,437

Net Sketched Area:	4,278			Total:	474,842
Size Ad	2863.8000	Gross Are	5903	FinArea	2601

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	10				
SFL	85	UNF	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	